Ogle County Regional Planning Commission

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REGIONAL PLANNING COMMISSION REPORT
JULY 23, 2009

The regular monthly meeting of the Ogle County Regional Planning Commission was held on Thursday, July 23, 2009 at the Ogle County Highway Department, 1989 S. IL Rte. 2, Oregon, IL.

The Order of Business is as follows:

1. ROLL CALL AND DECLARATION OF A QUORUM.

   Chairman Funk called the meeting to order at 7:00 P.M. Roll call indicated all seven members of the Regional Planning Commission were present: Chairman Lloyd Funk, Randy Ocken, David Poole, Paul White, Don Conn, Ron Colson and Wayne Reising.

2. READING AND APPROVAL OF REPORT OF JUNE 18, 2009 AS MINUTES.

   Chairman Funk asked for any changes or corrections to the report of the June 18, 2009 meeting of the Ogle County Regional Planning Commission. Hearing none, Chairman Funk declared the minutes approved as read.

3. UNFINISHED BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

   Mr. Reibel stated the on-line Planning Preference Survey utilizing Survey Monkey is close to being completed. Currently it is on the website on the Planning & Zoning page but I am working with Dynamic Horizons on getting the link on main Ogle County page so people can find it easier. I hope to have this done tomorrow and then send out press releases. Six surveys have been taken already with nothing being published yet.

4. NEW BUSINESS

   A. DECISIONS (CONSIDERATION AND POSSIBLE ACTION)

   #4-09 AMENDMENT -- Peter & Tammy Santi, 6 Dorchester Ct., Algonquin, IL for an Amendment to the Zoning District to rezone from R-2 Single-Family Residence District to IA Intermediate Agricultural District on property described as follows and owned by the petitioners:

   Part of the W1/2 of the SE1/4 Section 4 and part of the W1/2 of the NE1/4 Section 9 Taylor Township 22N, R10E of the 4th P.M., Ogle County, IL, 23.40 acres, more or less
   Property Identification Number: 22-04-451-005 and 22-09-204-008
   Common Location: 700 Block of Cottonwood Ct.

   Mr. Reibel read the Staff Report. LESA score of 179.6 indicates a low rating for protection. IDNR identified protected resources in this proposed area. They completed an evaluation and concluded that adverse effects are unlikely and terminated their investigation.

   Mr. Ocken asked regarding the zoning history, what does it mean by the County Board vacating the subdivision plat? Mr. Reibel answered that when a plat is vacated, the lots roads, etc. disappear from the County cadastral records.
   The Santi's were not present. Mr. Reibel stated they want to construct a horse barn now and a house sometime in the future. Mr. Colson stated they want a

country estate which is what the IA category is. Mr. White stated no farmland is being effected.

Mr. Conn moved to recommend approval of Petition No. 4-09 Amendment; the motion was seconded by Mr. White. Mr. Funk called for a roll call vote; the motion carried unanimously by roll call vote.

#5-09 AMENDMENT -- Anderson Family Trust, Eric G. Anderson Trustee, 1993 W. Mud Creek Rd., Oregon, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to R-1 Rural Residence District on property described as follows and owned by the petitioners:

> Part of the NE1/4 of the SE1/4 Section 30 Rockvale Township 24N, R10E of the 4th P.M., Ogle County, IL, 7.60 acres, more or less
> Property Identification Number: Part of 09-30-400-008
> Common Location: 2200 Block of W. Mud Creek Rd.

Mr. Reibel read the staff report. LESA score of 193.3 indicates a low rating for protection. IDNR identified protected resources in this proposed area. They completed an evaluation and concluded that adverse effects are unlikely and terminated their investigation.

Mr. Anderson was present. He stated originally we wanted to have this for his granddaughter to build a home on, but due to economics, we need to sell this property. This will be for a single-family home, exactly what is stated on the concept plan. The only access to this site from the rest of the farm is from Mud Creek due the waterway.

Mr. Poole stated this is not prime farm land. Mr. Funk asked is the land between Limekiln Road and this site yours? Mr. Anderson answered it belongs to Merle Snodgrass. Mr. Funk stated the site is surrounded by farmland except for the back, which is a wildlife area which would or should not be disturbed.

Mr. Conn moved to recommend approval of Petition No. 5-09 Amendment as there are other homes in the area and the property owner needs to sell property to put his financial situation back in order. The motion was seconded by Mr. White.

Mr. Funk asked is this used as farmland? Mr. Anderson answered yes. Mark Leary has been farming it.

Mr. Funk called for a roll call vote; the motion was defeated by a roll call vote of 3 in favor and 4 opposed.

Mr. Colson made a motion to recommend denial of Petition No. 5-09 Amendment based on the agricultural nature of the site and the adjoining properties. The motion was seconded by Mr. Poole; Mr. Funk called for a roll call vote; the motion carried by a roll call vote of 4 in favor and 3 opposed.

#2-09 SPECIAL USE -- Eugene E. Davis, 2614 Kristie Rd., Dothan, AL; James M. Davis, 1611 Hickory Ave., Panama City, FL; Dorothy M Modeler, 210 N. Wesley Ave., Mt. Morris, IL; Michael R. Modeler, 1007 W. 6th St., Sterling, IL; and Quentin H. Davis Living Trust, Quentin Davis Trustee, 13779 W. White Oak Rd., Forreston, IL for a Special Use permit to allow dwelling for the son of the farm owner in AG-1 Agricultural District on property described as follows, owned by Eugene E. Davis; James M. Davis; Dorothy M Modeler; and Michael R. Modeler; and being purchased by Quentin H. Davis Living Trust:

> Part of the SW1/4 of the SW1/4 Section 26 Leaf River Township 25N, R9E of the 4th P.M., Ogle County, IL, 1.0 acre, more or less
> Property Identification Number: Part of 03-26-300-002
> Common Location: 4828 W. Pond Rd.

Mr. Reibel read the staff report. LESA score of 185.8 indicates a low rating for protection. IDNR reports no record of state listed endangered species. A letter from the Leaf River Township Board and Planning Commission states they have no objection to this request.

Mr. Quentin Davis was present. He stated the property has been in his family for a long time and is currently owned by his second cousin. For health reasons, he now wants to sell the property. I would like to purchase the entire site and then split off the cabin for my son to buy. Mr. Funk asked would you farm the balance? Mr. Davis answered it would be for cash rented.

Mr. Funk stated the cabin is in a wooded area and splitting this off really will not be changing anything. Mr. Ocken asked how was this cabin built in the AG-1 Agricultural District? Mr. Reibel answered it was built last year as a guest house which is an allowed accessory use in the AG-1 Agricultural District.

Mr. Ocken moved to recommend of Petition No. 2-09 Special Use due to the low LESA score and this is the proper use of this land; the motion was seconded by Mr. Colson. Mr. Funk called for a roll call vote; the motion carried unanimously by roll call vote.

#6-09 AMENDMENT -- Elmer & Martha Sue Hudson, 7162 E. Gristmill Rd., Chana, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to R-1 Rural Residence District on property described as follows and owned by the petitioners:

> Part of the NW1/4 Section 23 Pine Rock Township 23N, R11E of the 4th P.M., Ogle County, IL, 5.454 acres, more or less
> Property Identification Number: Part of 17-23-100-031
> Common Location: 7162 E. Gristmill Rd.

Mr. Reibel read the staff report. LESA score of 178.9 indicates a low rating for protection. IDNR identified protected resources in this proposed area. They completed an evaluation and concluded that adverse effects are unlikely and terminated their investigation.

There is a letter from the Pine Rock Township Planning Commission recommending denial of the petition as it does not fit the adopted long range residential development plan for the Pine Rock Township area. A letter from the Pine Rock Board recommends denial of the request as it is not in compliance with the Pine Rock Township's plan opposing spot zoning; the letter also states that this zoning change could have a domino effect and cause a problem for agricultural development in the future.

Mr. & Mrs. Hudson were present. Mr. Hudson stated we have lived in the area for over 30 years and are getting older. We would like to give our son the big house and build a smaller home for us. This is not good crop land and there are homes all around this site.

Mr. Colson stated I do not see where approval of this would cause a domino effect as there are residences all around this site.

Mr. White stated I normally do not want to over-ride a local planning commission's recommendation, but with residences across from this site, all around the area, I can't see this creating or being a problem. It is not taking any farm land out of production.

Mr. Conn moved to recommend approval of Petition No. 6-09 Amendment; the motion was seconded by - Mr. Poole. Mr. Funk called for a roll call vote; the motion carried unanimously by roll call vote.

5. OTHER BUSINESS (CONSIDERATION AND POSSIBLE ACTION)

6. PUBLIC COMMENT

Mr. Funk asked has there been any indication of when we might have a wind farm petition submitted? Mr. Reibel answered I got a call from the local attorney representing Navitas and they want to meet with me, but after returning his telephone call I have not heard back from him. Apparently, their plans have been delayed, as nothing has been submitted yet and I have heard nothing from Navitas in a couple of months. Their intent was to file a Special Use petition that would have been on the August Planning Commission agenda.

7. ADJOURN

Chairman Funk declared the meeting adjourned at 7:50PM. The next meeting of the Ogle County Regional Planning Commission will be August 20, 2009 at the Ogle County Farm Bureau, 421 W. Pines Rd., Oregon, IL.

Respectfully submitted,

Michael Reibel
Planning & Zoning Administrator